



# URBANA WELFARE ASSOCIATION

(A Representative Body of Urbana Flat Owners)

## Minutes of Meeting- MoM No. 03

Date- 20<sup>th</sup> August, 2022

Venue: Club Urbana B1, Conference Hall

S. No	Details	Action By
1.	<p><b><u>Opening of the meeting:</u></b></p> <p>KKN opened the meeting with his inaugural remarks appreciating the commendable job done by CAM team led by HKK.</p>	
2.	<p><b><u>Confirmation of Minutes of last MC Meeting (MoM):</u></b></p> <p>TKB placed before the house the Minutes of the 2nd MC Meeting held on 06<sup>th</sup> July, 2022. It was unanimously accepted and placed for record.</p>	
3.	<p><b><u>Presentation on apportionment of common &amp; shared expenses and proposed CAM rate by convener Harish Kumar Kabra, discussion and confirmation thereof. A short note on CAM for sharing with the resident by Harish Kabra:</u></b></p> <p>KKN opened the discussion by informing the house that the CAM team had identified that there are lot of expenses for common area/services, which till now charged majorly to Urbana-I (Tower 1-7), that should be apportioned between the 4 User segments, i.e., Urbana-I (Tower 1-7), Urbana-II (Tower 8-10), Bungalow and Club. This will be a prelude to form the basis for sharing of common expenses between the user segments when Association for Tower, Bungalow and Federation will be formed. Hence the CAM team emphasised for apportionment of the common/shared expenses between all 4 User segments. Initially, UFM was bit reluctant but finally they have agreed upon when CAM team established it rationally.</p> <p>KKN requested HKK to share with the members in details about the apportionment of expenses and basis of finalization CAM charges with our members.</p> <p>HKK stated that our proposal was that the expenses such as Security, Electricity, manpower supply for common area/services which is currently charged majorly to Urbana-I (Tower 1-7) should be apportioned to the 4 segments based on a technical evaluation method which UFM finally agreed in principle. It was agreed by UFM that henceforth Main Gate, Central Lawn and Mist roundabout expenses will be apportioned between Urbana-I (Tower 1-7), Urbana-II (Tower 9-10), Bungalow and Club and only 50 percent of these expenses will be charged to Urbana-I (Tower 1-7). Likewise, apportionment of other common/shared services has also been agreed upon broadly on the basis of CAM team recommendation with some deviation. Thus, apportionment formula has been set for future when Associations will be formed.</p> <p>Another important issue raised was the interest earned from the Fixed Deposits with Bank, currently fetching as low as 5.35% pa. Now, we have proposed that the deposit to be invested in G-Sec for higher yield and safety.</p> <p>Our buildings are 5 years old now, so there will be need for major repairs. UFM shared list of major Capex, many additional CCTVs are to be added, new Composter to be installed, Public Announcement system in the basement car parking area are also planned, replacement/major repairs have also to be done. All these projected expenses needs to be incurred, hence a provision for Capex has been made.</p> <p>Some areas expenses are increased substantially, e.g. staff salaries have been increased by appx 20%</p>	

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due to increment given to the staff after almost two years. New Recruitments are also being done to reduce the dependency on BNRI, hence several senior level staff recruitments are needed. UFM already recruited General Manager, further need to recruit Security Manager and senior manager for Finance, HR, etc.

Taking various factors, CAM committee upon multiple rounds of meetings with UFM, jointly computed monthly CAM Income & expenses and the monthly CAM rate works out to Rs.2.70 per Sq/Ft. He presented the following CAM computation before the Committee members:

### Tower Cost for FY 22-23

Date of effective from 1st April 2022

Area Class	Expense Heads	Total	
		Amt. (Rs.)	%
<b>Electricity</b>	Electricity Charges	2,435,870.55	1,636,687.96
	<b>Security</b>	Security Services (Tower 59)	1,704,438.21
<b>Manpower Supply</b>	Synergy (HK 1,2,3,6,7 + Electrician+ Lift Technician)	1,115,567.00	1,081,893.00
	Sams Facilities (HK 4,5 + Pump operator)	567,468.00	550,245.50
	House Keeping Services (Cleantech)	200,642.63	
	Activity Centre Services (Sports Trainer - Synergy)	243,135.00	
	Cradle Operator - (Technoclean)	20,000.00	20,000.00
<b>Lift</b>	AMC - Lift (Mitsubishi)	498,333.33	498,333.33
	AMC - Lift (Thyssen Krup)	81,170.83	51,473.92
<b>AMC - Towers</b>	AMC - Air Conditioning (Carrier Aircon)	62,739.58	
	AMC - Booster Pumps (Wilo Mather)	14,196.83	
	AMC - Mosquito Magnet (Narah Overseas)	10,000.00	
	AMC - LPG Reticulated System (Sams Facilities)	75,997.00	
	AMC - Zero B - Water Purifier (Ion Exchange)	2,848.75	
	AMC - Façade Cleaning (Technoclean)	100,000.00	303,865.50
	AMC - Cradle (Cradle Runways)	10,416.67	
	AMC - Golf Cart (Irrigation Product)	1,000.00	
	AMC - Fire MaIntenance Consultancy (CT Engineering Services)	13,333.33	
	AMC-Tank Cleaning (Tank Care) - Overhead	13,333.33	
<b>AMC - Club</b>	AMC - Air Conditioning HVAC (Voltas)		



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		46,950.00		
	AMC - Air VRF (Blue Star)	19,116.67		
	AMC - Swimming Pool (Consortium Aqua)	39,000.00		
	AMC - Heat Exchanger (Voltas)	59,966.67		
<b>AMC - Others</b>	AMC - PIT Pump (SPJ Water Engineering)	21,000.00		17,440.68
	AMC - PIT Chamber Cleaning (Help Service Provider)	46,116.92		26,667.00
	AMC - DG Set (Garuda Power)	39,957.00		36,776.00
	AMC - Fire Detection (Siemens)	188,843.00		161,574.00
<b>Procurement</b>	LPG Commercial	44,309.36		44,309.36
	LPG Domestic	170,854.37		170,854.37
	Purchase & Stores	376,898.93		287,497.49
	Site Maintenance Expenses	217,840.79		186,461.66
	Repair & Maintenance Expenses	160,627.27		131,109.23
	Fuel & Lubricant	25,151.85		20,723.71
<b>Others</b>	Garden Works (Lokenath Enterprise)	196,244.20		77,398.06
	Pollution Control Fees	77,458.42		77,458.42
	Insurance Premium - Fire Policy	213,824.42		205,929.67
	<b>Sub-Total (A)</b>	<b>9,114,650.92</b>		<b>6,945,642.80</b>
<b>Main Gate</b>	Electricity Charges	36,827.67	50	18,413.83
	Security Services (24 heads)	552,790.77	50	276,395.38
	AMC - Boom Barrier	5,000.00	50	2,500.00
<b>Central Garden</b>	Electricity Charges	41,695.17	50	20,847.59
	Security Services (3 heads)	69,098.85	50	34,549.42
	AMC - Waterbodies (Aquamen)	60,000.00	50	30,000.00
	Garden Works (Lokenath) - Central Garden	150,243.30	50	75,121.65
	Pest Control + Snake Catcher (Pest Stop)	16,195.00	50	8,097.50
<b>Basement Car Park</b>	Electricity Charges (B1 & B2 Light)	15,833.33	90	14,250.00
	Electricity Charges (Axial Fan)	84,505.92	90	76,055.33

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	AMC - Fire Detection			
	Security Services (Basement Car Park - 14)	22,627.00	90	20,364.30
	Fire & Water Curtain Operator - G & B Fire Solutions	322,461.28	90	290,215.15
		134,953.56	90	121,458.20
<b>AMC - Services</b>	AMC - STP Maintenance (SPJ Water Engineering)	73,000.00	65	47,450.00
	WTP Operator - (Ion Exchange )	63,756.00	65	41,441.40
	AMC Stationery Compactor (JNR)	40,655.12	65	26,425.83
	AMC Composter OWC (JNR)	30,789.94	65	20,013.46
	AMC - DG Set (Garuda Power)	3,181.00	90	2,862.90
	AMC - Fire Pumps (Wilo Mather)	32,242.00	80	25,793.60
	AMC - Solar System (Jetclean India)	6,666.67	70	4,666.67
	AMC - Turf & Mechanical Equipment (Dewan & Dewan)	8,800.00	90	7,920.00
	KMC Garbage Removal	53,281.55	70	37,297.08
		AMC - Computer Software (Adda + Infflex)	15,062.83	60
<b>AMC - Network</b>	AMC - Networking (Ph 1 / Bungalow)	45,654.89	60	27,392.93
	AMC - Networking (Common to Complex)	14,345.11	60	8,607.07
	AMC - EPABX (AB Comtech)	3,842.00	90	3,457.80
	AMC UPS (Deecee Electro System)	2,250.00	60	1,350.00
	Electricity Charges (NOC Room)	43,166.67	65	28,058.33
	Security Services (2 heads)	46,065.90	65	29,942.83
		AMC - Plumbing (Khan Brothers)	293,654.00	60
<b>Plumbing</b>				
<b>Procurement</b>	Purchase & Stores - House Keeping	95,176.59	90	85,658.93
	Purchase & Stores - Gardening (Ph 1 / Bungalow)	24,303.11	65	15,797.02
	Purchase & Stores - Gardening (Common to Complex)	5,367.56	50	2,683.78
	Site Maintenance Expenses	140,594.73	70	98,416.31
	Repair & Maintenance Expenses	77,284.47	85	65,691.80
	Crystal Salt / Brine / Granuler	300,546.67	70	210,382.67
	Purchase & Stores - Others	360,556.84	70	252,389.79
	Water Testing Charges (SGS India)	9,906.25	90	8,915.63
	Fuel & Lubricants	4,428.23	85	3,764.00

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<b>Administrative &amp; Statutory Expenses</b>	Salary & Remuneration	1,066,743.29	65	624,735.54
	Office Maintenance Expenses	45,518.68	65	29,587.14
	Travelling & Conveyance Expenses	6,863.00	65	4,460.95
	Staff Welfare	10,357.92	65	6,732.65
	Other Expenses - (Telephone, Printing, Puja, Filing Fees, Carriage etc.)	33,972.09	65	22,081.86
	Statutory, Internal, GST, Tax Audit & Actuarial Valuation Fees	30,833.33	65	20,041.67
<b>Electricity (Others)</b>	Street Light, Mist Fountain & Mist Light (Ph 1 / Bungalow)	22,623.27	65	14,705.13
	Street Light, Mist Fountain & Mist Light (Common to Complex)	7,108.40	50	3,554.20
	STP, WTP, Swerage Pump, Borewell [1, 2, 3]	867,888.92	60	520,733.35
	Fire Plant	3,916.67	90	3,525.00
<b>Pest Control</b>	Pest Control + Snake Catcher [other than Central Garden]	43,304.99	85	36,809.24
	Pest Control (Orion Pest)	50,500.00	60	30,300.00
<b>Fixed Assets</b>	Capex (Provisional)	375,000.00	85	318,750.00
	<b>Sub-Total (B)</b>	<b>5,871,440.51</b>		<b>3,865,895.00</b>
	<b>Total Expenses (A + B)</b>	<b>14,986,091.43</b>		<b>10,811,537.81</b>
	<b>Income Heads</b>			
	Interest from Deposits	1,093,764.32		1,093,764.32
	Other Income (Hall hire, Rent, membership etc)	855,610.60		200,000.00
	Electricity Recovery	450,000.00		450,000.00
	<b>Total Income</b>	<b>2,399,374.92</b>		<b>1,743,764.32</b>
	<b>Shortfall</b>	<b>12,586,716.51</b>		<b>9,067,773.48</b>
	<b>Total in Sq. Ft. / Unit / Katha (Area)</b>			<b>3364307</b>
	<b>CAM Rate / Sq. Ft. / Unit / Katha (Rs.)</b>			<b>2.70</b>

HKK also shared the **Capex** already spent and proposed plan:

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Sl. No	Date	Document Reference	Description of work	To	Order Amount
1	16-04-22	UFM/PO/2021-22/716	Supply of UPS & Batteries with accessories set up for 6 towers	Axis Power Solution	589,200
2	16-04-22	UFM/PO/2021-22/719B	Supply of Pedestal Fan for Coffee World Area & Main Gate Security	SHIV TRADERS	9,600
3	16-04-22	UFM/PO/2021-22/719C	Supply of Ceiling Fan for Tower 1 housekeeping room	SHIV TRADERS	2,050
4	23-05-22	UFM/PO/2022-23/732	Supply of LED monitor screen & Hard Drives disk for (Sr Shift Engineer & Tech Manager)	Info Computech	11,287
5	30-06-22	UFM/PO/2022-23/745	Supply of KIRLOSKAR Make Monoblock Pumps for Club Swimming Pool	Impex Machinery Corporation	23,500
6	30-06-22	UFM/PO/2022-23/746	Supply of Submersible Pump for all Service Floor's	Impex Machinery Corporation	337,400
7	30-06-22	UFM/WO/22-23/546	Supply and installation of video wall TV setup in club restaurant	Rajami Retail Pvt Ltd	574,220
<b>Already Spent</b>				Total	<b>1,547,257</b>

### Proposed asset to be procured till 31st March 2023

Sl. No	Description of work	Purpose	Proposed amount
1	New CCTV installation at car parking area	To improve surveillance in the parking area	950,000
2	PA system at all tower drivers room	For easy communication between driver and car owners	350,000
3	Chiller and SS Basin for restaurant	Requirement of restaurant vendor	77,200
4	Composter Disposal and infrastructure	As per the KMC guideline it needs to be install within five months	2,500,000
5	RB100 Machine (Ride on Swiper) Battery	Clean the basement parking effectively	80,000
6	Solar system battery and Inverter	Upgrade the existence system	800,000
7	New aviation light for all seven towers	All aviation light auto operation are not working and those needs to be replaced with new system	700,000
8	RFID system at basement parking area.	To stop unauthorize parking in the basement parking area	800,000
9	Access control system for club	To manage the guest & resident movement	650,000
10	6 numbers of Scrubbing machine purchase.	Individual machine for better housekeeping service	252,000
11	Boom barrier for Bungalows	To manage the guest & resident movement	950,000
<b>Total Proposed Cost</b>			<b>8,109,200</b>
<b>Total Cost Rs.</b>			<b>9,656,457</b>



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	<p>After due deliberation, the house unanimously agreed and accepted the proposed monthly CAM rate as Rs.2.70 per Sq/Ft with effect from 1<sup>st</sup> April, 2022. It was also agreed by UFM that those who have paid CAM @2.40/sft in time, interest will be waived off.</p> <p>It was also agreed that an appropriate message to be posted immediately stating the agreed rate with due justification which will be posted in all groups. Members appreciated the hard work done by the CAM team for the last four months.</p> <p>For information of members HKK shared a brief background on CAM discussions since April'22 and workings, listing the deviation from their earlier estimate, marked as Annexure -A</p>	
4.	<p><b><u>Approval for investment of Urbana Apartment Owners Security Deposit in G-Sec and AAA Secured Bonds for better yield over Bank Fixed Deposits and approval Resolution there for:</u></b></p> <p>KKN stated that Rs.15 cores which are now in bank FD can fetch 1.7 to 1.8% higher interest rate if UFM place the fund in G-Sec for better return and higher security.</p> <p>Hence KKN proposed to pass a resolution authorising UFM to change the mode of deposits. KKN read out the resolution.</p> <p>Preamble:</p> <p>As per GTC, Urbana Apartment Owners have made following deposit while making full payment for the Apartment:</p> <p>Schedule 'C' [Extras &amp; Deposits]</p> <p>Part - II [Deposits]</p> <ol style="list-style-type: none"><li>1. Maintenance Security Deposit:</li><li>2. Interest Free Security Deposit (IFSD) @25/sft</li><li>3. Corporation Taxes and/or Deposits:</li></ol> <p>As per GTC, BNRI has transferred the above Deposits to 'Urbana Facility Management Pvt Ltd' (hereinafter referred to as UFM), who have made Fixed Deposit with ICICI Bank earning 5.35% pa. Currently yield on Government Sovereign Bond maturing in 2032 yield is over 7.20% pa while AAA rated Secured Bonds of reputed government or private organizations yields above 7.50% pa. Both are tradable in market, thus having enough liquidity.</p> <p>UWA proposes that appx. half of the long term Security Deposits, namely MSD and IFSD be invested G-Sec with maturity till 2032 and rest be invested in AAA rated Secured Bonds of reputed organization.</p> <p>Since the Corporation Taxes deposits are refundable to Owner upon mutation, such deposit be continued as Fixed Deposits with ICICI, preferably with sweep-in facility to auto redeem on need basis.</p>	

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Proposed Resolution:

RESOLVED THAT:

Half of the Security Deposit amount received by Urbana Facility Management Pvt Ltd as 'Maintenance Security Deposit' and 'Interest Free Security Deposit (IFSD)' from the Urbana Apartment Owners, be invested in G-Sec with maturity till 2032 and rest amount be invested in AAA rated Secured Bonds issued by reputed private/public Institutions or Banks with maturity not beyond 2032 for higher yield compared to Bank Fixed Deposits.

Deposits against Corporation Taxes be invested in Fixed Deposit with any reputed bank with sweep-in facility to auto redeem for refund to Urbana Apartment Owners on mutation in their name.

**After discussion at length members expressed their concern for placing funds in AAA rated secured Bonds without consent of the apartment owners at large.**

Hence the resolution was amended as follow:

**RESOLVED THAT** the Security Deposit amount received by Urbana Facility Management Pvt Ltd (UFM) as 'Maintenance Security Deposit' and 'Interest Free Security Deposit (IFSD)' from the Urbana Apartment Owners, be invested in G-Sec with maturity till 2032 for higher safety and better yield, compared to Bank Fixed Deposits.

Deposits against Corporation Taxes be invested in Fixed Deposit with any reputed bank with sweep-in facility to auto redeem for refund to Urbana Apartment Owners on mutation in their name.

A copy of the above resolution be sent to UFM and advised to act accordingly

5. **To consider Appointment of Jindal Pankaj & CO as statutory Auditor for Urbana Welfare Association for FY 2022-23 at a consolidated fee of Rs.30,000/- including all out of pocket expenses:**

KKN stated that in the last AGM of UWA which was held on 24<sup>th</sup> July, 2022, proposal for reappointment of Auditor M/s Neha & Agarwal & Co., Chartered Accountants for the year 2022-23 was not approved. It was resolved that the incoming Management Committee was authorized to appoint a new external Auditor. KKN proposed to consider appointment of Jindal Pankaj & Co as statutory auditor for UWA at lump sum rate quoted of Rs.30,000/-.

Further AKJ informed the house that Pankaj Jindal has a very competent knowledge about breakup of every event and also he will prepare half yearly accounts.

Members discussed on the offer and agreed unanimously to accept the offer.

The following resolution was passed.

**“RESOLVED THAT** M/s Jindal Pankaj & Co Chartered Accountants (Firm Reg.No.332877E) be and is hereby appointed as the auditors of the Association in place of the retiring auditors M/s Neha B Agarwal And Co Chartered Accountants, 7 & 7/1A Grant Lane, 2<sup>nd</sup> Floor Room No 216, Kolkata 700012 to hold the office of the auditors till the conclusion of the next annual general meeting on a consolidated fees of Rs.30,000/- including all out of pocket expenses.”



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	Secretary was requested to arrange issuing the appointment letter.										
6.	<p><b><u>To nominate 3 Urbanites for 'Audit and Compliance Committee:</u></b></p> <p>KKN informed the members that to comply with UWA rule book an Audit and Compliance committee to be constituted comprising of minimum three members who shall be the residents and professional, preferably Chartered Accounts. Members suggested names of residents whom to be approached to be a part of the committee. After discussions following names were selected:</p> <ol style="list-style-type: none"> <li>(1) Mr. Debabrata Ghosh</li> <li>(2) Mr. Anand Chand</li> <li>(3) Mr. Dinesh Mohta</li> <li>(4) Mr. N. Krishnan</li> <li>(5) Mrs. Sweta Tekriwal or Mrs. Amita Pachisia</li> </ol> <p>Treasurer SKS entrusted with the responsibility to contact the above persons and finalize three names.</p>										
7.	<p><b><u>Temporary closure of Library for Renovation from 21/08/2022 to 30/09/2022:</u></b></p> <p>KKN informed the house that currently club library is under renovation process. Hence we have to close the library for 5 weeks. All books will be organised, bar coding and new racks will be brought in. It was unanimously agreed and approved.</p>										
8	<p><b><u>To consider Proposal of '2 Fire Marshall at each Tower by Fire Safety Committee:</u></b></p> <p>A proposal was placed by MH that every tower should have two fire Marshalls. We have to chose 2 residents from each tower who will be trained how to meet the challenges in case a mishap happened. There are serious issues related to fire &amp; safety. The subcommittee is in a process to prepare a guideline as well as will go for major awareness program for each tower. The fire Marshalls responsibilities will be to ensure that all fire fighting equipments are functioning at all time. House appreciated the efforts of the team and agreed to proceed as proposed.</p>										
9	<p><b><u>Any Other Matter</u></b></p> <p>Before closure of the meeting, the convenor of Utsav Committee (SC) proposed to revise Budget for Khuti Puja and Ganesh Puja as under (amount in Lacs) as cost has gone up:</p> <table border="1" data-bbox="224 1486 828 1663"> <thead> <tr> <th>EVENT/UTSAV</th> <th>Original on 6/8/22</th> <th>Revised on 20 Aug'22</th> </tr> </thead> <tbody> <tr> <td>GANESH PUJA</td> <td>1.2</td> <td>2.5</td> </tr> <tr> <td>KHUTI PUJA</td> <td>0.85</td> <td>1</td> </tr> </tbody> </table> <p>Members present, approved the revised budget for above 2 events unanimously.</p> <p>SC further updated members that after 2 years of pandemic, residents are jubilant to have a grand celebration of all events during 22-23 and expressed confidence of realising much higher Sponsorship and expected to take total revenue to Rs 150 lacs. Basis which he then proposed to revise the</p>	EVENT/UTSAV	Original on 6/8/22	Revised on 20 Aug'22	GANESH PUJA	1.2	2.5	KHUTI PUJA	0.85	1	
EVENT/UTSAV	Original on 6/8/22	Revised on 20 Aug'22									
GANESH PUJA	1.2	2.5									
KHUTI PUJA	0.85	1									

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expenses Budget for all events upward, provided realisation of higher sponsorship as per his fresh Projection.

Members while agreeing with him, felt that Expenditure Budget can be increased only if higher sponsorship is obtained, since subscription from Urbanites is already fixed at 6000 including GST which works out to Rs 5085 excluding GST, so there is very little room for further increment under this head.

He fully agreed with members suggestion and proposed that Budget will go up *only* when the total revenue increases over the original Budget and suggested to enhance event-wise Expenses as under, only if total Revenue reaches 150 lacs as under.

### EXPECTED REVENUE

Subscription            30 lacs  
 Sponsorship            120 lacs  
 Total                      150 lacs  
 Less: to UWA for Admin 15 lacs  
 Nett available for Utsav 135 lacs

### Less:

Khuti Puja                1 lac  
 Ganesh Puja              2.5 lac

Bal. will be available 131.5 lac, if total Revenue collection reaches Rs. 150 lacs.

Accordingly, if Revenue reaches 150 lacs, following revision proposed.

EVENT/UTSAV	Original Budget for 85 lacs Rev	If Revenue = 150 lacs, proposed Revision
KHUTI PUJA	0.85	1.00
GANESH PUJA	1.20	2.50
DURGA PUJA, MAHALAYA, LAXMI PUJA, KALI PUJA, SOUVENIR	40.00	82.75
DIWALI, DEEP UTSAV	19.00	25.00
XMAS	1.00	2.00
NEW YEAR	6.00	10.00
POILA BAISAKH	2.00	2.00
SARASWATI PUJA	2.00	2.00
HOLI	5.00	7.50
<b>TOTAL IN LACS</b>	<b>77.05</b>	<b>134.75</b>

When total revenue goes above 85 lacs, Budget for all the events including Utsav will be revised upwards pro-rated over original Budget; likewise, in case of any shortfall below 85 lacs, budget will be lowered for all events including Utsav pro-rated from the original Budget.

Historically, major part of the revenue for entire year is realised before Puja (appx 95%), hence a realistic revenue situation will emerge around 20 Sept'22. Therefore, members decided to hold a meeting in the 4<sup>th</sup> week of Sept'22 (i.e., before Mahalaya) to review the revenue inflow and

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	accordingly revise Budget for all events (including Durga Puja) for 22-23. Utsav Committee convener has been advised to keep a close watch on the anticipated revenue and accordingly Budget for Durga Puja proportionately as per inflow of revenue to ensure that spends are within the revenue source and Cash Flow is adhered to for all events including Utsav .	
10	<b>Closure of meeting:</b> The meeting concluded at 9;30 PM	



Tarun Kr Basu

Secretary



Kisor Kr Nadhani

President

**Annexure – A to UWA MC Meeting held on 20 August, 2022**

**Brief details on CAM discussions:**

- In mail dated 16 Apr'22, UFM wrote "as discussed in our last meeting dated 29th March, 2022, the present CAM charges of Rs. 2.40 per Sq. Ft. needs to be revised upward with immediate effect"

CAM team insisted to allocate head-wise Expenses to respective user segments while listing areas of savings and where Income can be increased

- On 18 May'22, UFM shared Expenses schedule for 21-22, allocating as under (in Crores) and requested for a meeting on 20/5/22 for discussions on CAM revision

Segment	Amount (Cr)
Tower	14.37
Club	3.10
Bungalow	0.44
Total	17.91

- On 19 May'22 UFM wrote there is an overall shortfall of 2.53 Cr in 21-22 and that last revision of CAM was done 2 years back, hence insisted for immediate revision.
- On 21 May'22, UFM again wrote they have prepared a Budget for 22-23 and insisted for revision of CAM for 22-23 wef 1<sup>st</sup> April'22.
- on 24 May'22 Meeting held between UWA CAM team and UFM, where CAM team listed their observation and insisted to apportion cost between all User segments

- Tower 1-7 (Urbana -I)
- Club
- Bungalow
- Tower 8-10 (Urbana -II)

while listing opportunity for savings and enhancement in Income and asked to prepare Budget accordingly.

MoM dated 24 May'22 uploaded at UWA website under BNRI Interactions > Achievements

[Link: [http://urbanawa.com/link/MoM\\_UWA\\_UFM\\_24\\_May\\_2022.pdf](http://urbanawa.com/link/MoM_UWA_UFM_24_May_2022.pdf)]

- In the meantime, UFM raised CAM Bill @3/sft arbitrarily for June'22 while discussions with CAM team was ongoing.
- UWA CAM team sent mail on 5 June'22 reiterating it's view on 24 May'22 and while strongly objecting the Interim CAM Invoice @3/sft asked to withdraw the same and advised Urbanites to continue to pay CAM @2.40 till mutually worked out.
- Mail dated 5 June'22 uploaded at UWA website under BNRI Interactions > Achievements  
[Link: [http://urbanawa.com/link/Mail\\_sent\\_by\\_CAM\\_team\\_to\\_UFM\\_Finance\\_050622.pdf](http://urbanawa.com/link/Mail_sent_by_CAM_team_to_UFM_Finance_050622.pdf)]

- In a meeting on 10/6/22, attended by UFM Director also, UWA CAM team referred to the MoM dated 24/5/22 and insisted to apportion expenses accordingly and ensure higher income as suggested. UFM while in-principle agreeing to apportion to all user segments, allocated lion's share of expenses to Tower 1-7.
- On 5 July'22, UWA CAM team sent mail asking for proper apportionment as per earlier proposal on 24/5/22 and 5/6/22 while listing the deviation. Also reiterated to factor the possible savings in expenses and enhancement in Income. UWA and UFM also held meeting on 5 July'22 but as no Director was present, no meaningful progress could be made.

5th July 22

Hi Anjan ds,

Thanks for sharing the Expenses statement on 10th June'22, split into (a) Direct (b) Shared.

You will recall that since Oct'21, when we started interacting with you, we have been persistently insisting to split expenses under different heads. For your reference, we paste below from our mail dated 21/10/21:

*Request you to please provide break-up in following manner:*

- *Month-wise Income split under different heads of Revenue - as per your list of Revenue*
- *Expenses split under different heads of Expenses monthwise - grouped under Tower Common Area, Club Sports & Gym Activities, Restaurant, Bungalow and Others*
- *Grouping of Employees under different heads like Tower Common Area, Club Sports & Gym Activities, Restaurant, Bungalow and others and ratio of apportionment for common employees who are engaged in different service zones, e.g., Tower, Club, Restaurant, Bungalow etc*

We have been repeatedly requesting to maintain Tally data in this fashion. On 20th March'22, we even shared a comprehensive List with Top level Cost Categories with underlying Cost Centres to get all reports readily. Additionally also connected you with one Tally consultant who had offered to assist against a nominal service charges.

We are confident that henceforth this report can be instantly generated from Tally itself to get monthly statement that will help faster decision.

We are sorry for delay in our review for circumstances beyond our control, as explained in our mails of 23rd and 28th June'22.

Now we share our observation/recommendation hereinbelow:

#### DIRECT:

- **LPG:** LPG Reticulated System (SAMS Facilities) for Rs 75997 and another item LPG Domestic for Rs 170854, total for these 2 items Rs 246851/month shown in your sheet. You will recall that in the meeting on 21 Oct'19, in which you were also present (copy of MoM already shared on 24 May'22), it was agreed that loss on account of gas leakages, residual waste, evaporation should not be charged to CAM but recovered in the Gas Bill on residents. Hence, the cost on account of LPG Domestic should NOT appear under Tower CAM Expenses. Moreover, as Bengal Gas is getting ready for supply of Gas to apartments, hence there will no such loss chargeable to UFM in coming days nor any maintenance expenses to be paid to 3<sup>rd</sup> party. Therefore, the LPG expenses of Rs 246851/month be struck off.
- **Facade Cleaning:** Windows are rarely cleaned - it ranks amongst top most complaint by Urbanites that windows not cleaned for long'. Hence the expenses for Rs 105918/month deserves to be struck off since this service is not being rendered.
- **Procurement:** Estimate for Purchase & Stores, Site Maintenance and Repair & Min for Tower alone (under Direct) sums up to over Rs 6 lacs a month which seems to be quite high. Since the expenses related to covid-19 safety protocol is not being incurred anymore, and with prudent decision making, we expect the cost on this head likely to come down by 2.0 to 2.5 lacs/month.
- **Basement Parking:** Request to please share the total number of basement parking space created and out of that how many allotted to owners of Apartments at T.1-7 and how many unallocated as on 1/6/22. We believe the cost sharing is being done in same ratio.

#### SHARED:

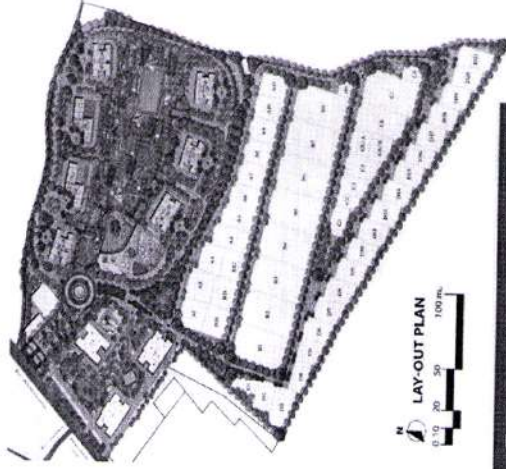
##### Segments

Urbana complex spread over 65 acres, comprises of following segments:

- Bungalows Enclave (covering lions share of the land)
- Residential Towers (1-7)
- Urbana II (comprising of Towers 8-9-10)
- Club
- Basement Car parking (on which the Central Lawn exist)

##### Apartments:

Towers I-7: 1170 units  
Urbana II: 610 units  
Total: 1780 Apts



LAY-OUT PLAN  
0 50 100 m

## 7 Towers — Phase I & II

#### Common/Shared Facilities to all segments:

Following are the common/shared facilities to above segments:

- Water Treatment
- Sewage Treatment
- Storm Drainage
- Garbage Disposal
- Fire Detection/Protection
- Central Rotary
- Main Gate
- Pollution Control
- Networking
- Peripheral Roads

Your Notes confirm that Urbana-II will be sharing all the above facilities, albeit certain enhancement/expansion in existing plants/systems will be done to meet the additional requirement for which capex will be done by the Project.

#### Apportionment of Common facilities

Factoring numbers of Apartments (1170 for T1-7 and 610 for T8-10) and the vast area of Bungalow, we are of firm opinion that at best, max 50% of common facilities cost should be apportioned to Tower 1-7 for following:

The Income side for Tower 1-7 should go up minimum by 3 lacs/month by investing Owner's Deposit either in G-Sec or AAA rated Bonds instead of Bank FD, for which UWA have been insisting since long. Return on Owners deposit should be computed @7.50-7.75% as that's the minimum RoI range these instruments generate. If despite repeated request, UFM still continues with Bank FD yielding low return, then the difference of Rs 3 lacs/month should be shown as credit in Tower CAM account

We request to please re-work the numbers as listed above and arrive Projected CAM/month for Tower 1-7 for FY 22-23. Similar way, apportionment should be done till 31/3/22 to compute actual cost of Tower CAM in past period. Once we get the revised numbers, we would like to sit and close it as early as possible.

- Water Treatment
- Sewage Treatment
- Storm Drainage
- Garbage Disposal
- Fire Detection/Protection
- Central Robory
- Main Gate
- Pollution Control
- Networking
- Peripheral Roads

**Central Lawn** is the center of attraction of Urbana having large greenery, lighting & water features, also comprises of sporting/events arena for all Urbanites. Hence, not more than 50% of the cost be attributed to Tower 1-7.

**Gardening:** In our estimate, out of the total gardening, surrounding Towers, it's less than 30% and another 30% at central lawn. Accordingly 30% of expenses pertaining to Gardening should be attributed to Tower 1-7 and 30% to Central Lawn and balance to Bungalows.

**Establishment Expenses:** Salary & related expenses/benefits for employees exclusively for Club should be attributed directly to Club. Salary & related expenses pertaining to common/shared Employees should be apportioned not exceeding 60% to Tower 1-7.

In the Salary Sheet, you have proposed to make fresh recruitment for 8 new positions at annual CTC of Rs. 60 lacs (i.e., 5 lacs/month), which we request not to appoint now and keep on hold since discussions are ongoing for appointing a professional agency for taking care of facilities management. Moreover, as steps are being taken for formation of Apartment Owner's Association, please allow the new Committee to decide whether to appoint as many new person. Thus, the Salary & Admin expenses should come down at least by 5 lacs/month.

Huge gap in Apportionment proposal by you

We notice that against our recommendation, you have proposed very high apportionment to Tower 1-7 and a miniscule %age against other segments. The following table shows our proposal Vs your computation:

Expenses Head	Our Proposal	Your computation	Excess computed by UFM
Main Gate	50%	70%	20%
Central Garden	50%	70%	20%
Common Services: WTP/STP /Storm Drainage / Compactor/ Networking etc	50%	90%	40%
Administrative & Stat.	60%	90%	30%

Your proposal for the apportionment of 90% for majority expenses heads and 70% for certain heads to Tower 1-7 is neither fair nor justified, hence we regret that we are unable to accept the same. We are of firm opinion that our proposal to apportion 50% for majority heads and 60% for Admin to Tower 1-7, is realistic, fair and generous, hence please re-work the numbers and apportion as suggested by us.

**Procurement:** The monthly expenses more than Rs 10 lacs /month under Procurement group, again seems bit high and there is enough room to bring it down at least by 15-20% with prudent planning and better control. We expect a minimum savings of 1.5 to 2.0 lacs/month

Also, the expenses for 3 heads, viz, Purchase & Stores Items, Site Maintenance Expenses, Repair & Maintenance Expenses should be charged monthly to respective heads to which it relates for better monitoring.

**The provision of capex of Rs 2.5 lacs/month, also not required in our opinion, hence be removed.**

- On 8 July'22 UWA CAM team shared itemised estimate against UFM's proposal for every head showing as per UWA estimate, the cost will be Rs 2.24/sft, hence present CAM of 2.40/sft is good enough to meet the expenses. UWA's estimated is shown in the Table below against UFM's proposal and final CAM numbers.

8 July '22

Hi Anjan da,

Thanks for the gesture extended during the meeting on 5<sup>th</sup> July'22 with you in presence of Mr. Sujit Mazumdar, DGM Engg (MEP) and Mr. Shankar Prasad Mukherjee, GM-UFM when we had detailed discussions on appropriation of expenses and shared our view which was agreed by all.

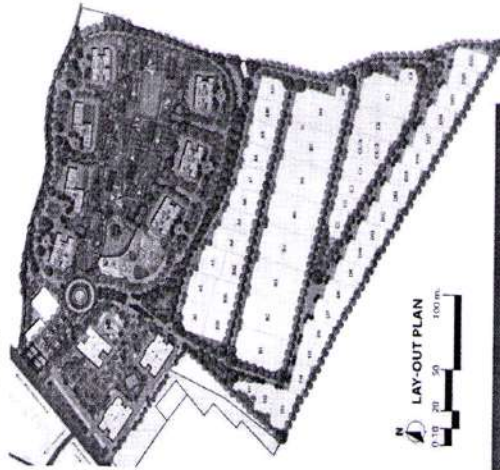
**Segments**

Urbana complex spread over 65 acres, comprises of following segments:

- Bungalows Enclave (covering lions share of the land)
- Residential Towers (1-7)
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- Club
- Basement Car parking (on which the Central Lawn exist)

**Apartments:**

Towers 1-7: 1170 units  
Urbana II: 610 units  
Total: 1780 Apts



**7 Towers – Phase I & II**

During discussions, Mr. Mazumdar explained that at Urbana – II, certain common services will be set-up afresh hence current cost of such services should not be apportioned to Urbana-II but should be apportioned between existing user segments only.

Thus, we proposed to apportion cost of common services to Tower 1-7 in the following ratio:

Services	Apportion to Tower 1-7	Apportion to Other segments
Common services that will not be availed by Urbana – II (Tower 8/9/10)	65%	35%
Common services for all segments - including Urbana – II (Tower 8/9/10)	50%	50%

Basis this, we have re-worked the monthly cost pertaining to / apportionable to Tower 1-7, as shown in Annexed Excel, upon factoring expenses that are not attributable, expected savings and higher earning. The CAM Charges is working out to Rs 2.24/sft. You will recall that since long we have been maintaining that CAM for Tower 1-7 for Rs 2.40/sft was more than enough to cover the actual costs related to Tower and have been insisting you to segregate expenses and apportion to segments. Now, upon doing the required exercise, it's apparent that the present CAM of Rs 2.40/sft is good enough to cover the present & near future CAM, hence there is no need to revise CAM for Tower.

Now we once again share our observation:

**DIRECT:**

- LPG Retriculated System (SAMS Facilities)** for Rs 75987 and **LPG Domestic** for Rs 170854, shown in your sheet. In the meeting on 21 Oct'19, in which you were also present (copy of MoM dated 24 May'22 appended below), it was agreed that loss on account of gas leakages, residual waste, evaporation should not be charged to CAM but recovered in the Gas Bill on residents. Hence, the cost on account of LPG Domestic should NOT appear under Tower CAM Expenses. Moreover, as Bengal Gas is getting ready for supply of Gas to apartments, hence there will no such loss chargeable to UFM in coming days nor any maintenance expenses to be paid to 3<sup>rd</sup> party. Thus the LPG expenses of Rs 246851/month be struck off.
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**SHARED:**

**Establishment Expenses:** Salary & related expenses/benefits for employees exclusively for Club should be attributed directly to Club. Salary & related expenses pertaining to common/shared Employees should be apportioned not exceeding 65% to Tower 1-7.

In the Salary Sheet, you have proposed to make fresh recruitment for 8 new positions at annual CTC of Rs. 60 lacs (i.e., 5 lacs/month), which we request not to do now since discussions are ongoing for appointing a professional agency. Moreover, as Apartment Owner's Association is being formed, allow the new Committee to decide on new appointments. Thus, the Salary & Admin expenses should come down at least by 5 lacs/month.

**Procurement:** The monthly expenses more than Rs 10 lacs/month under Procurement group, again seems bit high and there is enough room to bring it down at least by 15-20% with prudent planning and better control. We expect a minimum savings of 1.5 to 2.0 lacs/month

Also, the expenses for 3 heads, viz, Purchase & Stores Items, Site Maintenance Expenses, Repair & Maintenance Expenses should be charged monthly to respective heads to which it relates for better monitoring.

**The provision of capex of Rs 2.5 lacs/month,** also not required in our opinion, hence be removed.

**Return on Investment:** The income side for Tower 1-7 should go up minimum by 3 lacs/month by investing Owner's Deposit either in G-Sec or AAA rated Bonds instead of Bank FD, for which UWA have been insisting since long. Return on Owners deposit should be computed @7.50-7.75% as that's the minimum RoI range these instruments generate. If despite repeated request, UFM still continues with Bank FD yielding low return, then the difference of Rs 3 lacs/month should be shown as credit in Tower CAM account

Now, we request you to issue revised CAM Bills for Tower 1-7 immediately for the month of June and July'22, reverse any interest or penal charges levied in Bills for payment made @2.40.

As we were actively engaged in discussions, we wish you should have waited till closure of CAM apportionment before raising Interim Bills or sending mails that created confusion.

Thanks

Kisor Kumar Nathani

On behalf of UWA CAM Team



- On 18<sup>th</sup> July'22, a meeting took place between UWA CAM Team and UFM but no progress could be made as no Director from UFM side was present.
- Subsequently, there were series of meetings during the month of Aug'22, including with BNRI/UFM Director, the differences were listed, discussed threadbare and finally on 20/8/22 sorted out and mutually agreed upon @2.70/sft wef 1/4/22.

Following is the Table showing the UFM proposal, UWA's estimate sent to UFM on 8/7/22 against each head and final CAM computation wef 1/4/22.

The last column shows the Difference between the UWA's estimate on 8/7/22 and final CAM numbers. A short note on the primary reason of difference is appended next to the table:



	AMC - Golf Cart (Irrigation Product)	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
	AMC - Fire Maintenance Consultancy (C	13,333.33	13,333.33	13,333.33	13,333.33	13,333.33	13,333.33
	AMC-Tank Cleaning (Tank Care) - Overhead	13,333.33	13,333.33	13,333.33	13,333.33	13,333.33	13,333.33
	AMC - Air Conditioning HVAC (Voltas)	46,950.00					
<b>AMC - Club</b>	AMC - Air VRF (Blue Star)	19,116.67					
	AMC - Swimming Pool (Consortium Aqu	39,000.00					
	AMC - Heat Exchanger (Voltas)	59,966.67					
	AMC - PIT Pump (SPJ Water Engineeri	21,000.00	17,440.68	17,440.68	17,440.68	17,440.68	17,440.68
<b>AMC - Others</b>	AMC - PIT Chamber Cleaning (Help Ser	46,116.92	26,667.00	26,667.00	26,667.00	26,667.00	26,667.00
	AMC - DG Set (Garuda Power)	39,957.00	36,776.00	36,776.00	36,776.00	36,776.00	36,776.00
	AMC - Fire Detection (Siemens)	188,843.00	161,574.00	161,574.00	161,574.00	161,574.00	161,574.00
	LPG Commercial	44,309.36	44,309.36	44,309.36	44,309.36	44,309.36	44,309.36
	LPG Domestic	170,854.37	170,854.37	170,854.37	-	170,854.00	170,854.37
<b>Procurem ent</b>	Purchase & Stores	376,898.93	287,497.49	287,497.49	287,497.49	287,497.49	287,497.49
	Site Maintenance Expenses	217,840.79	186,461.66	186,461.66	186,461.66	186,461.66	186,461.66
	Repair & Maintenance Expenses	160,627.27	131,109.23	131,109.23	131,109.23	131,109.23	131,109.23
	Fuel & Lubricant	25,151.85	20,723.71	20,723.71	20,723.71	20,723.71	20,723.71
	Garden Works (Lokenath Enterprise)	196,244.20	77,398.06	77,398.06	77,398.06	77,398.06	77,398.06
<b>Others</b>	Pollution Control Fees	77,458.42	77,458.42	77,458.42	77,458.42	77,458.42	77,458.42
	Insurance Premium - Fire Policy	213,824.42	205,929.67	205,929.67	205,929.67	205,929.67	205,929.67
	<b>Deduct:</b>	<b>9,120,569.20</b>	<b>6,951,561.08</b>	<b>6,648,791.43</b>	<b>6,648,791.43</b>	<b>6,945,642.43</b>	<b>296,851.37</b>

Estimated Savings in Purchase & Stores, Site Maintenance Exp, Repair & Mtn Exp (inc

-200,000.00

200,000.00

Sub-Total Monthly Direct Cost to Tower 1-7

6,448,791.43

6,945,642.00

496,850.57

**B. Shared**

Area Classification	Expense Heads	Total		Proposed by UFM		Estimate by UWA		Final CAM Computation Amt. (Rs.)	Difference Amt. (Rs.)
		Amt. (Rs.)	%	Amt. (Rs.)	%	Amt. (Rs.)	%		
Main Gate	Electricity Charges	36,827.67	70	25,779.37	50	18,413.83	18,413.83		
	Security Services (24 heads)	552,790.77	70	386,953.54	50	276,395.38	276,395.38		
	AMC - Boom Barrier	5,000.00	70	3,500.00	50	2,500.00	2,500.00		
		<b>594,618.44</b>							
Central Garden	Electricity Charges	41,695.17	70	29,186.62	50	20,847.59	20,847.59		
	Security Services (3 heads)	69,098.85	70	48,369.19	50	34,549.42	34,549.42		
	AMC - Waterbodies (Aquamen)	60,000.00	70	42,000.00	50	30,000.00	30,000.00		
	Garden Works (Lokenath) - Central Garden	150,243.30	70	105,170.31	50	75,121.65	75,121.65		
	Pest Control + Snake Catcher (Pest Stop)	16,195.00	70	11,336.50	50	8,097.50	8,097.50		
		<b>337,232.31</b>							
Basement Car Park	Electricity Charges (B1 & B2 Light)	15,833.33	90	14,250.00	75	11,875.00	14,250.00		2,375.00
	Electricity Charges (Axial Fan)	84,505.92	90	76,055.33	75	63,379.44	76,055.33		12,675.89
	AMC - Fire Detection	22,627.00	90	20,364.30	75	16,970.25	20,364.30		3,394.05
	Security Services (Basement Car Park)	322,461.28	90	290,215.15	75	241,845.96	290,215.15		48,369.19
	Fire & Water Curtain Operator - G & B F	134,953.56	90	121,458.20	75	101,215.17	121,458.20		20,243.03
			<b>580,381.09</b>						
	AMC - STP Maintenance (SPJ Water E)	73,000.00	90	65,700.00	65	47,450.00	47,450.00		
	WTP Operator - (Ion Exchange)	63,756.00	90	57,380.40	65	41,441.40	41,441.40		
	AMC Stationary Compactor (JNR)	40,655.12	90	36,589.61	65	26,425.83	26,425.83		
	AMC Composter OWC (JNR)	30,789.94	90	27,710.95	65	20,013.46	20,013.46		

AMC - Services	AMC - DG Set (Garuda Power)	3,181.00	90	2,862.90	65	2,067.65	2,862.90		
	AMC - Fire Pumps (Wilo Mather)	32,242.00	90	29,017.80	65	20,957.30	25,793.60	4,836.30 80%	
	AMC - Solar System (Jetclean India)	6,666.67	90	6,000.00	65	4,333.33	4,666.67	333.34 70%	
	AMC - Turf & Mechanical Equipment (Dewan & Dewan)	8,800.00	90	7,920.00	65	5,720.00	7,920.00	2,200.00 90%	
	KMC Garbage Removal	53,281.55	90	47,953.39	65	34,633.00	37,297.08	2,664.08 70%	
		<b>312,372.27</b>							
	AMC - Computer Software (Adda + Infiltr)	15,062.83	90	13,556.55	65	9,790.84	9,037.70	-753.14 60%	
	AMC - Networking (Ph 1 / Bungalow)	45,654.89	90	41,089.40	65	29,675.68	27,392.93	-2,282.75 60%	
	AMC - Networking (Common to Complex)	14,345.11	60	8,607.07	50	7,172.56	8,607.07	1,434.52 60%	
	AMC - EPABX (AB Comitech)	3,842.00	90	3,457.80	65	2,497.30	3,457.80	960.50 90%	
AMC UPS (Deecee Electro System)	2,250.00	90	2,025.00	65	1,462.50	1,350.00	-112.50 60%		
Electricity Charges (NOC Room)	43,166.67	90	38,850.00	65	28,058.33	28,058.33			
Security Services (2 heads)	46,065.90	90	41,459.31	65	29,942.83	29,942.83			
	<b>170,387.40</b>								
Plumbing	AMC - Plumbing (Khan Brothers)	293,654.00	80	234,923.20	65	190,875.10	176,192.40	-14,682.70 60%	
		<b>293,654.00</b>							
	Purchase & Stores - House Keeping	95,176.59	95	90,417.76	80	76,141.27	85,658.93	9,517.66 90%	
	Purchase & Stores - Gardening (Ph 1 / 6)	24,303.11	90	21,872.80	65	15,797.02	15,797.02		
	Purchase & Stores - Gardening (Common)	5,367.56	60	3,220.54	50	2,683.78	2,683.78		
	Site Maintenance Expenses	140,594.73	85	119,505.52	50	70,297.37	98,416.31	28,118.94 70%	
Procurement	Repair & Maintenance Expenses	77,284.47	85	65,691.80	50	38,642.24	65,691.80	27,049.56 85%	
	Crystal Salt / Brine / Granuler	300,546.67	90	270,492.00	65	195,355.33	210,382.67	15,027.34 70%	
	Purchase & Stores - Others	360,556.84	85	306,473.31	65	234,361.94	252,389.79	18,027.85 70%	
	Water Testing Charges (SGS India)	9,906.25	90	8,915.63	65	6,439.06	8,915.63	2,476.57 90%	
	Fuel & Lubricants	4,428.23	85	3,764.00	65	2,878.35	3,764.00	885.65 85%	
		<b>1,018,164.45</b>							

	Salary & Remuneration	1,313,647.33	90	1,182,282.59	65	528,870.76	624,735.54	95,864.78
<b>Administrative &amp; Statutory Expenses</b>	Office Maintenance Expenses	45,518.68	90	40,966.81	65	29,587.14	29,587.14	
	Traveling & Conveyance Expenses	6,863.00	90	6,176.70	65	4,460.95	4,460.95	
	Staff Welfare	10,357.92	90	9,322.13	65	6,732.65	6,732.65	
	Other Expenses - (Telephone, Printing, etc)	33,972.09	90	30,574.88	65	22,081.86	22,081.86	
	Statutory, Internal, GST, Tax Audit & Accounts	30,833.33	90	27,750.00	65	20,041.67	20,041.67	
		<b>1,441,192.35</b>						
	Street Light, Mist Fountain & Mist Light (Others)	22,623.27	90	20,360.94	65	14,705.13	14,705.13	
	Street Light, Mist Fountain & Mist Light (Others)	7,108.40	60	4,265.04	50	3,554.20	3,554.20	
	STP, WTP, Swerage Pump, Borewell [1]	867,888.92	90	781,100.03	65	564,127.80	520,733.35	-43,394.45
	Fire Plant	3,916.67	90	3,525.00	65	2,545.83	3,525.00	979.17
		<b>901,537.25</b>						
	Pest Control + Snake Catcher [other than Pest Control (Orion Pest)]	43,304.99	85	36,809.24	65	28,148.24	36,809.24	8,661.00
	Pest Control (Orion Pest)	50,500.00	85	42,925.00	65	32,825.00	30,300.00	-2,525.00
		<b>93,804.99</b>						
<b>Fixed Assets</b>	Capex (Provisional)	375,000.00	85	318,750.00		-	318,750.00	318,750.00
		375,000.00						
		<b>6,118,344.55</b>		<b>5,234,903.59</b>		<b>3,304,005.90</b>	<b>3,865,895.01</b>	<b>561,093.86</b>
	<b>Deduct:</b>							
	Estimated Savings in Purchase & Stores, Site Maintenance Exp, Repair & Min Exp					<b>-150,000.00</b>		<b>150,000.00</b>
	<b>Sub-Total (B)</b>					<b>3,154,005.90</b>		<b>711,093.86</b>
	<b>Total Expenses (A + B)</b>	<b>15,238,913.75</b>		<b>12,186,464.67</b>		<b>9,602,797.33</b>		
	<b>Income Heads</b>			<b>Proposed</b>		<b>Revised Estimate</b>		
	Interest from Deposits	-		946,883.78		1,300,000.00	1,093,764.32	-206,235.68

Other Income (Hall hire, Rent, etc)	-	454,784.00	300,000.00	200,000.00	-100,000.00
Electricity Recovery	-	450,000.00	450,000.00	450,000.00	
<b>Total Income</b>	-	<b>1,851,667.78</b>	<b>2,050,000.00</b>	<b>1,743,764.32</b>	<b>-306,235.68</b>
<b>Shortfall</b>					
Total in Sq. Ft. / Unit / Katha (Area)		10,334,796.89	7,552,797.33		
NETT CAM Rate / Sq. Ft. (Rs.)		3,364,307	3,364,307		
		3.07	2.24		

**Deviation - Summary**

Expenses Increased:

296851 **A: Fixed**

[170854 + 75997] Bengal Gas had planned to resume gas supply when neither AMC from SAMS would have required, nor the shortage/evaporation loss would have incurred.

246851

50000 Estimated expenses for Facade cleaning to be lower by 50000

561093

**B: Shared**

Major Items:

318750 for Capex (no provision earlier)

95864 Increase in Salary due to Increment and New recruit

87057 200 parking for Urbana-II, rest for T/1-7 (1:9)

59422 Apportionment for Tower was revised for heads, few went up, few came down

Income/Savings lower than estimate

306235 **C. Lower Income**

206235 Some FD can't be pre-matured to invest in G-Sec, there will be penalty on pre-maturity of some FD

100000 Rental Income from Community Hall lower than estimate

350000 **D. Savings estimated in Stores**

Savings estimated in Stores, Procurement etc.

200000 **A: Fixed**

150000 B. Shared

Provision for Capex is made on lower side with an understanding that any savings will go to capex.

works out to 0.46/sft - the deviation from UWA estimated computation [shared with UFM on 8 July'22]

1514179

**2.24 + 0.46 = 2.70/sft is the computed CAM**